

AFZA-PW-B

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Reimbursement for "Non-Fair Wear and Tear" (NFWT) Damages to Real Property Facilities

1. In Apr 97 the Public Works Business Center (DPW) began charging customers for repairs to real property facilities where the damages were determined to be caused by NFWT. The DPW continues to experience considerable NFWT damages to such real property components as personnel doors, glass, windows, electric doors, elevators, cranes, hoists, hydraulic lifts, roll up bay doors, portalets and dumpsters.

2. The DPW can no longer afford to absorb the costs of repairs to our facilities caused by NFWT. We will charge the unit/activity assigned to the real property facility where the NFWT damages occur for the full cost of repairs. The DPW craftsman or contractor assigned to make the repairs will determine if the damages are NFWT.

3. In the past 21 months the DPW has spent \$1,200,000 on repairs to personnel doors and \$562,000 on glass, window and electric door repairs. We estimate that 85 percent of all personnel door and 75 percent of all glass, window, and electric door repairs are due to NFWT. Effective FY 99 all units/activities with NFWT door, glass, window and electric door repairs will be required to coordinate directly with the DPW contractor for repairs with payment via the unit/activity credit card. Specific guidance will be provided during 4th quarter, FY 98.

4. As part of the upcoming CBE guidance all units/activities must program for NFWT in their FY 99 budgets. The DPW is severely underfunded for routine maintenance and repair of the post's infrastructure. Units/activities must absorb the costs for all NFWT repairs.

5. Commanders' must take an active interest in preserving and maintaining their assigned facilities. In an era of continuing budget reductions and downsizing, the responsibility for maintaining our facilities at an acceptable standard falls at all command levels.

Robert L. Shirron,
COL, EN
Director Public Works
Business Center

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AFZA-PW-B

MEMORANDUM FOR Installation Business Office-Contracting, ATTN:
Mr. Patrick Nixon, Fort Bragg, NC 28307

SUBJECT: Repair/Replace Personnel Doors, Contract Number DAKF40-
98-C-0149

1. Reference memorandum, AFZA-IBO-CA, 16 Nov 98, SAB.
2. We researched the two instances described by Mr. Hammonds in the referenced memorandum. The only service order submitted for door repairs in building 2-4953 since Jun 98 is the service order cited by Mr. Hammond as the one he was given for action. With regards to the second instance cited by Mr. Hammonds, no service orders in building 2-1631 have been received or issued by DPW for door repairs since Jun 98.
3. Apparently, the door repairs that Mr. Hammonds observed are the result of the building user self-contracting the repairs with their unit IMPAC cards without DPW's knowledge or approval.
4. The IBO-C IMPAC NEWS newsletter has been successful in the past in publishing the procedures for credit card usage where Fort Bragg has a specific contractor identified for that work. In the next edition of the newsletter, recommend you highlight the procedures for use of IMPAC cards for non-fair wear and tear repairs to infrastructure components where an existing contract is in place to complete such repairs. A second suggestion would be for IBO-C to distribute a memorandum to all IMPAC card holders and approving officials outlining the procedures for such contracts.
5. Point of contact is Mr. Steve Smith, 6-3951 or Mr. Barry Taylor, 6-2618.

CF: C, OMD Services Support Br